

**LAND ASSEMBLAGE REDEVELOPMENT AUTHORITY
MINUTES OF THE EXECUTIVE COMMITTEE MEETING
HOUSTON, TEXAS**

August 28, 2009

A meeting of the Executive Committee of the Land Assemblage Redevelopment Authority ("LARA" or the "Authority"), a Texas non-profit corporation created and organized by the City of Houston as a local government corporation pursuant to the Texas Transportation Code Annotated, Section 431.101, et seq., and the Texas Local Government Code Annotated, Section 394.001 et seq., was held in the Houston City Hall Annex, Tunnel Level, Strategic Purchasing Conference Room 1, 900 Bagby Street, Houston, Harris County, Texas, on Friday, August 28, 2009. Written notice of the meeting, which included the date, hour, place and agenda for the meeting, was posted in accordance with the Texas Open Meetings Act.

Board members in attendance were:

Reginald Adams, President	Richard Leal
Pastor Steve Hall	Teresa Morales
Jeremy Ratcliff	Michael Harris
Vincent A. Marquez	David Collins
Stephan Fairfield	

Board Members absent were John W. Bowie, Curtis Lampley, Antoinette Jackson, and James Harrison, III.

Others in attendance included: Agatha Collins of the Neighborhoods and Housing Division of the Mayor's Office; Graciela Saenz, Greg Erwin, and Nancy Nguyen of Winstead PC, the Authority's General Counsel; Chris Butler, special assistant to the Mayor of Houston for property construction; Lynn Henson of the City of Houston's Planning and Development Department Norma Garcia of the Neighborhoods and Housing Division of the Mayor's Office; Council Member Jolanda Jones.

Mr. Adams: Welcome remarks, Call to order at 12:30 p.m.

III. LARA/Houston Hope Construction Report

Chris Butler reported the updates of the construction projects taking place. Information is part of the hand outs.

Discussions followed with questions regarding the status of sales and the buyers that are coming forth. Due to financing, builders are only allowed to build two homes at a time and certain credit scores or better are needed for the buyers. These are the two main issues that are hampering the program.

Further discussion regarding another type of proposal that the Board will be asked to review and explanation given by Mr. Butler. Mr. Butler explained that it will be in theory the

ability for the person to rent a home for \$500 to \$600 a month but will pay instead up to \$800 somewhere else with the balance (the extra \$300) they are putting into an escrow to clean up their credit. After about 12 or 18 months period their credit is now up to credit worthiness and they can apply for the mortgage to purchase the home.. Mr. Butler is awaiting the final review in document form.

Ms. Morales asked for other programs for review and inquired about Habitat for Humanity.

Mr. Butler explained that Habitat has built 34 homes and the board approved 21 lots for them. 20 lots were approved for Catholic Charities Habitat has 1000 hours of sweat equity that must be provided by the future homeowners that they must do. They also do their own in house financing. All of their funds for construction are donated. And then the financing or mortgage is in house. Discussion continued about using a similar type of financing for this program using some TIRZ funds. The funds would be available to builders for a limited amount of homes per builder so they can have as a loan or take them out after the house is built. The financing would allow for the bank provide for the construction loan and after 90 days if the home is complete and it hasn't sold then going through HHFC. HHFC would buy the house note so the builder and the banker would be freed.

Discussion had about whether this would create a mortgage program for the HHFC to administer and that was one of the issues to avoid.

Mr. Butler then stated that he would prefer instead of giving people \$37,000 of down payment assistance, giving them \$30,000 and using \$7,000 to take care of whatever delinquent credit they have got. That would put more people into better positions to buy homes. The issue being that homebuyers are having trouble with their credit scores and getting out of the debt to become credit worthy homebuyers.

Discussion continued about the need to look at alternative types of financing and ability to help homebuyers.

Mr. Butler did state that LARA now owns over a 1000 and another auction is to be held next Tuesday, so will be acquiring more properties and not being able to sell it to builders because builders can not get construction loans, and buyers can't get mortgage loans so are sitting on lots that we are going to have to maintain and have to be insured. There may be a need to scale back some of the lots are being bought, May need to do some alternatives. The current status is does not make good business sense.

Mr. Adams: made the request of Mr. Butler to start putting options together. Opportunities that he feels might work to get the optimal return on the investment of buying these lots..

Mr. Leal: requested a specific answers as to what has been sold and closed within the last 30 days. Only three were reported by Mr. Butler.

II. Treasurer's Report

Ms. Morales provided the overview on the Treasurer's Report for the month of July, 2009:

Fiscal year ends June 30th. May Report - Balance Sheet presented - Eleven months ended May 31, 2009, submitted and briefed (attached financials). Main points of interest outlined by Ms. Morales were reported as follows: .

- Current assets in Cash and cash equivalents are \$891,413;
- Accounts Receivable is \$176,510;
- Escrow (Stewart Title) is \$8,384;
- Total Current Assets is \$1,081,773
- Our Total Assets \$10,489,787
- Investment Properties held for sale is \$7,665,589;
- Under Current Liabilities Accounts Payable is \$44,940
- HHFC Line of credit is \$1,788,950 we are still looking at paying that down.
- Our Fund Balance the Reserved is \$9,382,434
- Unreserved is \$1,062,413
- For Total Liabilities and Fund Balance of \$10,489,787;
- Revenue Gain on disposition of lots is \$10,480;
- Advertising/marketing grant revenue is \$3,412;
- Revenue from conveyed struck-off property is \$23,200;
- For Total Revenues of \$37,092
- Expenditures in Advertising \$3,412
- Loss on disposition of lots \$236,059
- Professional fees \$30,250
- Program Expenses \$10,000
- Property Expense \$18,190

- Total Expenditures/Expenses \$314,328
- Excess of Revenues Over Expenditures -\$277,236

Discussion followed about the need to look at budget cuts in expenses due to the fact that there haven't been many sales. They will be looking at Tarrin & Coons (listing agent) who are getting paid \$2,000 every month. They put everything on MLS. The other thing that we are looking at is reviewing all the contracts and wanting to see when they expire. At the next board meeting we will pass out a list of that so we can be on top of that. When we issue an RFP we will be ready for that. Ms. Morales further stated that the audit is almost complete and should be ready by September. Hopefully the first part of September. They did come across just a minor things that happened with our closing statements. There were some properties that closed before June 30th and they were not reported on June 30th, so the financial statements for July are slightly overstated. An adjustment for August or September will be made accordingly.

Discussion was held regarding the second round of lots (100 lots) for sale in the dollar lot program. McConnell & Jones were evaluating the real costs of buying the lots to include the real costs involved which should also include the cost per lot of expenses in cutting grass, maintenance fees, attorney fees etc. which show the loss of disposition of \$236,059. There is a need to go back and consider that there are now over 1000 lots and the expenses should be apportioned accordingly per lot. so it may mean that the cost per lot is higher. Until the accountant has done the analysis there can be a better understanding of the actual costs per lot.

Council Member Jolanda Jones joins the meeting.

Chair received motion to approve the report by Pastor Hall and seconded by Mr. Leal and was unanimously approved as presented.

III. Taken out of order.

(a) Ratification and acknowledgement of award of a LARA lot acquisition contract to Galleria Homes Ltd. for the construction of new affordable housing under the \$1 Lot Program in Sunnyside and Trinity Gardens

Mr. Butler: Behind tab #3 under solicitation of offers for every two lots that a builder requests for a dollar outside of Trinity Gardens, they are required to take one lot in Trinity Gardens. Galleria has proposed to have three in Sunnyside and one in Trinity Gardens. Galleria has four homes currently under construction already in the Sunnyside area.

Chair called for a motion to approve agenda item 3a. Motion by Pastor Hall seconded by Mr. Ratcliff and was unanimously approved as presented.

(b) Ratification and acknowledgement of award of a LARA lot acquisition contract to Shine Property Development for the construction of new affordable housing under the \$1 Lot Program in Fifth Ward

Mr. Butler: Same as the other one for every two lots requested one. Shine's Attachment A for Fifth Ward has six

Chair called for a motion to approve agenda item 3b. Motion by Pastor Hall seconded by Mr. Ratcliff and was unanimously approved as presented.

(c) Ratification and acknowledgement of award of a LARA lot acquisition contract to TAHC 1, LLC for the construction of new affordable housing under the \$1 Lot Program in Trinity Gardens

Mr. Butler pointed out that this was the item that was tabled from last month. . All their lots are for Trinity Gardens.

Chair called for a motion to approve agenda item 3c. Motion by Mr. Ratcliff seconded by Pastor Hall and was unanimously approved as presented.

Mr. Adams: Request made that agenda item VI be moved forward to accommodate Council Member Jolanda Jones. This is the discussion and possible action to consider drafting Mayoral Candidate Questions on behalf of LARA to be presented by the League of Women Voters or another third party group. Councilmember Jones:

Council Member Jones made a brief presentation as to the need for the Board to know where the Mayoral Candidates stand on the issue of affordable housing. She emphasized the importance of this issue to her and of course to the city. .

Ms. Saenz discussed the possibility of allowing other avenues to acquire information about the mayoral candidates without the LARA organization taking the lead. There is always the need to be cautious of anything that would threaten the non profit status of the organization. She did suggest the opportunity to use a non partisan organization like the League of Women Voters and the use of their Voters Guide. The Voters Guide is one of the best avenues to ask all the questions of all the candidates in writing and then it is disbursed throughout the community. The organization is also putting together a Mayoral Debate and this may be a way to get the questions on affordable housing presented to the Candidates.

Mr. Adams requested that the members submit any questions regarding affordable housing issues to Ms. Saenz to convey to the League of Women Voters and any other organizations that may be having Mayoral debates or interviews with the mayoral candidates.

Suggestion also made by Councilmember Jones that Board members attend some of the Housing conferences held on a national level to increase knowledge of what other regions are doing .

Discussion held on the follow up for questions on affordable housing. Decision to allow the questions to be sent to Ms. Saenz.

(d) Ratification and acknowledgement of award of a LARA lot acquisition contract to Shine Property Development for the construction of new affordable housing under the \$1 Lot Program in Trinity Gardens and Fifth Ward

(Approved along with 3b)

Chair called for a motion to approve agenda item 3d. Motion by Pastor Hall seconded by Mr. Ratcliff and was unanimously approved as presented.

(e) Ratification and acknowledgement of award of a LARA lot acquisition contract to Solaris Homes for the construction of new affordable housing under the \$1 Lot Program in Trinity Gardens

Mr. Butler stated that Solaris is one of the new builders who submitted plans, including pricing, and pictures to the selection committee. Discussion followed about they being one of the few builders that only really want to go into Trinity Gardens. Discussion ensued about the possibility of incentivizing them for development in the Trinity Gardens area. Mr. Butler stated that they are expecting \$6 million dollars in grant funding for energy efficient projects which include some money so people can put solar panels and retro fit in some houses. This organization has already submitted their proposal for \$450,000 to do that. Once they have that they will come back to LARA for 10 additional lots in Trinity Gardens..

Mr. Adams inquired about solar efficiency building and other energy efficiency features to the homes.

Mr. Butler gave illustration of items such as tank less water heaters, anything that will get the utility bills down from the three and four hundred to a more manageable budget everything under a hundred dollars.

Mr. Adams: How do we do that for all of our builders?

Mr. Butler stated the following in the discussion - Right now we have four proposals that are on the table that the Mayor has pretty much approved in theory. Because this is not actually funded through LARA right now this may be , something we want to consider doing. At the Houston Hope meeting one of the builders was doing his development with these energy efficient products and the Mayor said why don't all the builders do this. The Mayor then stated to let him go find the money. He found about 6 million dollars and wants to put a plan together where everybody can do this. He found 6 million dollars of somebody else's money. We want to do many more of these, the first builder was just a pilot. He did the first one on his own, out of his own money. The second one he came to the City for some money so we reimbursed him for the \$45,000 for all of the solar

installation of equipment. We want to kind of fine tune it because after that first home, we found that we could probably do more for less, so we are massaging those numbers.

Chair called for a motion to approve agenda item 3e. Motion by Pastor Hall seconded by Mr. Ratcliff and was unanimously approved as presented.

(f) Ratification and acknowledgement of award of a LARA lot acquisition contract to TAHC 1, LLC for the construction of new affordable housing under the \$1 Lot Program in Trinity Gardens

Mr. Butler: This is another builder who is strictly Trinity Gardens so all nine of his lots are for Trinity Gardens.

Pastor Hall: How is this one different from the other one?

Mr. Butler: Same builder, same area, different lots.

Chair called for a motion to approve agenda item 3f. Motion by Pastor Hall seconded by Mr. Marquez and was unanimously approved as presented.

(g) Ratification and acknowledgement of award of a LARA lot acquisition contract to Galleria Homes Ltd. for the construction of new affordable housing under the \$1 Lot Program in Sunnyside and Trinity Gardens

Mr. Butler: This is for three lots in Sunnyside and one in Trinity Gardens under the two for one deal Galleria already has four homes under construction in the Sunnyside area.

Chair called for a motion to approve agenda item 3g. Motion by Mr. Leal seconded by Mr. Ratcliff and was unanimously approved as presented.

(h) Ratification and acknowledgement of award of a LARA lot acquisition contract to VNV Homes, Inc. for the construction of new affordable housing under the \$1 Lot Program in Trinity Gardens

Mr. Butler stated that we have over 6 lots that he is requesting all for Trinity Gardens. If all of these builders who request these lots actually do something, I think we are over that hurdle of what do we do to get people in Trinity Gardens. I think over 70 new lots have been requested for Trinity Gardens. Still falls in that thirty days before we have to terminate those contracts. But if everyone does what they said they were going to do, you will actually see some movement in Trinity Gardens.

Mr. Adams: Are there any questions or comments regarding agenda item 3h?

Chair called for a motion to approve agenda item 3h. Motion by Pastor Hall

seconded by Mr. Ratcliff and was unanimously approved as presented.

(i) Ratification and acknowledgement of award of a LARA lot acquisition contract to Excelsior Development, Inc. for the construction of new affordable housing under the \$1 Lot Program in Sunnyside.

Mr. Butler: Excelsior is one of our new builders. Plans, pricing, and pictures were presented to the selection committee. He has one lot for a dollar and in the next agenda item we talk about a separate contract.

Chair called for a motion to approve agenda item 3i. Motion by Pastor Hall seconded by Mr. Marquez and was unanimously approved as presented.

(j) Ratification and acknowledgement of award of a LARA lot acquisition contract to Excelsior Development, Inc. for the construction of new affordable housing in Sunnyside.

Mr. Butler: This is for a lot in Sunnyside for the full RFP price of \$10,000.

Chair called for a motion to approve agenda item 3j. Motion by Pastor Hall seconded by Mr. Ratcliff and was unanimously approved as presented.

(k) Ratification and acknowledgement of award of a LARA lot acquisition contract to MACSC & Housing, Inc. for the construction of new affordable housing under the \$1 Lot Program in Sunnyside.

Mr. Butler: this is the second CDC that has requested LARA lots. The first being JHCI Trinity Gardens. Originally she had not built 10 homes that made her eligible to take down a lot. Since then she has built homes under the Choto program of the Housing and Community Development got her ten and now she is requesting a lot from LARA. She is based in Sunnyside, so doing two for one and says she has no desire to go all the way to Trinity Gardens when all of her homes are down south.

Chair called for a motion to approve agenda item 3k. Motion by Pastor Hall seconded by Mr. Harris and was unanimously approved as presented.

(l) No Updates

Mr. Ratcliff stated that there is a lot of contracts for lots that have been approved and he would like to have the Board take a tour of the area to see first hand what is taking place..

Mr. Butler also stated the facts that in Sunnyside within the last year LARA has been part of the direct impact in that area which includes Belfort and Grandview, Comal street, Gladstone, Colonial, Lawler, Livingston. Any of those streets have got new homes going up. It is definitely a nice thing.

IV. Consideration and possible action Amending a License Agreement for Urban Gardening on a LARA lot located at 0 Navigation (Lot 12 & 34 thru 38 Block 31, Magnolia Park Sec 2) replacing approved LARA lot located at 0 Navigation (Lots 20, 21, 22, 25, 26 & 27 Block 62, Magnolia Park Sec 2) to the following parties:

Texans Together Education Fund, principals are Estevan Tovar and Miguel De Luna.

Discussion held regarding the fact that this item had been tabled and that there was a request for a switch of the lot to allow for a larger lot and that Mr. Tovar from the Texans Together Education Fund will be addressing the Board on this matter.

Ms. Henson: Stated that the lot was very odd shaped and had an existing structure upon it that needed to come down. There was discussion about the liability of the structure. The garden would be close to the structure and worried about the liability. Attorney Greg Erwin advised that the best solution would be to only lease out the property that would not be close to the structure. There are separate lots by legal description and it was resolved that the lease would only include the portion to the South.

Mr. Erwin also stated that it might be a good idea to send a letter to the adjoining land owner and say that they have a structure on their property. Discussion following.

Mr. Erwin asked for a description of the lot?

Ms. Henson stated that it was lot 12. We will just amend it to a LARA lot located at lot 12 Block 31 Magnolia Park Section 2.

Mr. Adams called for a motion to approve agenda item IV. Motion by Mr. Harris seconded by Pastor Hall and was unanimously approved as presented.

We will get that letter out to the property owner about that shed.

V. Consideration and possible action extending the CDC for Affordable Housing Marketing Services RFP submission deadline until 9/14/09; and appointing an RFP award panel.

Mr. Adams called for a motion to extend the deadline to the 14th of September and table the RFP award panel. Motion by Mr. Fairfield seconded by Mr. Ratcliff and was unanimously approved as amended.

VI. Discussion and possible action to consider drafting Mayoral Candidate Questions on behalf of LARA to be presented by the League of Women Voters or another third party group.

Discussion held earlier in the meeting.

VII. Consideration and possible action of expansion of LARA into all City Council Districts in Houston.

Mr. Adams stated the following: Let me share some of the thinking behind this item. For the last five years since we have operated we have functioned in nine neighborhoods including the Houston Hope community and the original Third Ward, Fifth Ward Pilot and I reflect back to when we started looking at all the vacant and tax delinquent properties in the city, there are other parts of Houston that offer the same opportunities that are in these nine neighborhoods. The council member actually made a point that is important for us to consider and that is that there are council members that don't see the value of what we do because we are not serving their district. And we have neighborhoods like the near north side, where Mr. Marquez operates from. I am sure there are vacant and tax delinquent properties in that area. There are areas like southeast Houston. There are communities that I think we could be working in outside of the nine. And so I would like to open it up for discussion the interest of this board to look beyond the nine communities that we are in now, and perhaps with some review of tax delinquent properties across the city and through Ms. Henson's work we could find out if there are some other opportunities and what that means to the future of LARA. Any comments?

Pastor Hall stated the following: I do think that is the key. We are going to have to get some information about those particular areas and begin to share a lot of that information with those council persons that actually serve those areas so that they can begin to see the effect that we can have in those particular areas. I think it is valuable to do that. I think we are going to have to do that kind of leg work first. I totally agree that we need to take it on that vantage point.

Ms. Morales discussed the fact that LARA has a list of the lots that are available in the areas so we can be able to determine how much. In other words if we go into these other areas will we have people who know the neighborhoods to say there is still a lot of areas that need revitalizing and now you are spreading elsewhere and yet you did not take care of the area that we thought was initially supposed to be handled.

Mr. Adams stated the following: My response to a great question. I don't think LARA will be the silver bullet for anyone. I don't think we will ever get to a point where we solve the affordable housing, vacant and abandoned lot issue for any one neighborhood. I would love if we could do that but I just don't see that being a real achievable goal because there is so much need, but I do feel like where we are stymied in getting folks to come into certain areas, perhaps if we broaden our net there are some communities where folks would be more apt to move into. The nine communities that we are currently operating in are historically underserved disadvantaged neighborhoods and the need for affordable housing is just as great there as it is in an area where there is market valued brick

houses, because people want to live in those communities but just don't have an option so my initial interest is just to see what does the data say about other communities across the city and what kind of vacant tax delinquent properties that fit within our eligibility are available so we can at least make an assessment as to whether or not we should be looking at some other areas beyond the nine we are currently in. I don't even really know how the nine got picked, these are the Houston Hope communities, this is what we are going to do. I think this is a chance for us to step back and really evaluate what direction LARA will go, looking into a new administration and hopefully another five years.

Mr. Collins stated that they were considered Historical Neighborhoods. I think they were trying to capture those areas and then there may be others in the near north side.

Mr. Adams asked Ms. Henson what would it take for us to take that approach and see what other parts of Houston have the same type of properties that could be pursued so that we are still within that eligibility six years or older, whatever that is so that we can start looking at where the opportunity really may lie.

Ms. Henson stated that they were looking for tight clusters of tax delinquent properties. which including Fifth Ward, Sunnyside, Acres Homes, Trinity Gardens, Which included traditionally neglected areas. Denver Harbor was included but the numbers just aren't there. There are not that many vacant lots at all and the few that are there are only a few are tax delinquent. So we did add that to the neighborhood in the effort to try to shore up Denver Harbor, but there are areas that just simply don't have the numbers and we looked at the data from a physical standpoint. It would just depends on the policy of the board and the work that the board feels is important as to where we will look. Do you want to address strictly tax delinquent properties or do you want to take on other factors in that decision making process. We have the data we could give you whatever you want to look at to analyze the board chooses to suggest another area we can provide the board with whatever the board would like to see.

Mr. Adams: I would love to hear maybe comments or feedback.

Mr. Fairfield stated that there might be some interest for Land Assemblage Redevelopment Authority to look beyond the first areas but first need to continue to put tax delinquent properties back on the tax rolls. There are other activities which we could also do under that mission which contribute to that and contribute to the affordable housing issue. Our organization could for example finance private sales, sheriff sales for groups down in Sunnyside and other CDC's basically some of these CDC's have been buying LARA lots but then wanted to get other lots to aggregate with the LARA lots and to finance that. You know LARA could help finance that type of acquisition. and help assemble groupings of lots which then help to give you some gravity of activity. So I think going outside of just tax delinquent properties work LARA can have funds and allows it to work with groups in targeted areas that have put together ideas to improve problem

area., So that would be one suggestion. Secondly there could be kind of along the same lines, there could be new things like transit accommodated affordable housing development where the Metro rail lines are going in. Mr. Fairfield gave an example of a CDC that is putting together such a project. I think there are things the board could do to support that kind of activity as well. Again focused on tax foreclosed properties to help put together activities that are driven by market interest and by having the players . One of the problems in the Houston Hope areas is that we have a need but there is not a player there to work that area and so I know when this got started there were other areas that had players but did not have a Houston Hope. For instance as an example and I know the other side is the Houston Hope target area I think it is a real exciting opportunity to build on some of the rich legacy that has been started around the Houston Hope target area what is the next step that LARA can do to realize its mission. We have the mission of putting together and facilitating development of more affordable housing for our city.

Mr. Adams: Is there any additional comments?

Mr. Leal stated that he doesn't have a problem with expanding the LARA acquisition program throughout the whole City. My first question was why if it involves the Houston Hope area I have never had a problem with focusing on the Houston Hope area because of the need, tremendous needs, but why should that limit us and restrict us to other properties that the City of Houston through LARA can acquire when available.

Mr. Fairfield went into discussion of why certain area are difficult to develop from the standpoint of independent developers including issues of scatter site efficiencies; and then investing in areas where there are tax issues for value purposes because of nuisances of abandoned lots which hinder the property values His suggestion was to be more targeted in going into the areas and looking for properties that could be turned around which are in the more stable areas. He gave example of Hester House. So if you could get some of those lots and turn them around, then might have stability and buyers would go into that area and from there the whole area might get stimulated. and then start moving out from there and finally taking in those area.

Mr. Ratcliff stated very quickly I now we have a board meeting. I think it's a good idea, I just want along the lines that Terry was saying, I want to make sure the Pilot Third and Fifth Ward area that we did all of the work that we could do. If there are lots that we could buy and sell. Because you know we had these town hall meeting and we asked the community to buy into this and I would hate for us to start expanding and going to other places and have these people saying what about us. We need to be able to do our due diligence and to say we did all that we could do. Over the years some of these lot we just couldn't afford because Third Ward went sky high on us and Fifth Ward for whatever reason so I don't have a problem moving forward and expanding. I just want to be able to say we did everything that could and that we committed to do with the board from the get go

for Fifth and Third Ward. And I know that Houston Hope was kind of hard on us. And I don't think we can satisfy all of those lots before we move ahead, but I just want to make sure we have done that and also check with the council member of that district, sometimes the members may not be as receptive to their constituents to affordable housing to be next to their type of houses everyone is not like we are. We just need to be sure to check all of our political lines too, to make sure they are lined up and if we have the council members on board then I am all for it.

Mr. Adams stated that these are all valuable comments and I know we have one more agenda item and Terry did you have a comment? My interest was just to get the conversation started. I think we are going to be moving towards a new administration, we are going to have our board retreat towards the end of the year and so if we start thinking about these things now and start pulling the data and start doing our due diligence on what it takes, what is needed, what do we want then as we get closer to having that facilitated experience we will have more to bring to the table and so that was really the driver behind this and I want to thank Ms. Saenz for giving some feedback on the thinking around this.

Mr. Erwin: I just have this observation.

VIII. Consideration and possible action of offering RFP specifically for multi-family (4-6 units,) mixed use developments.

Mr. Adams: The last item and I know we have just a few minutes, but this has been brought up over the years and it is around doing something different than what we have been doing, historically we have only build single family detached housing. There has been a number of questions that have come up about doing something along the lines of 4-6 multi-family units they will still be for sale, we are not trying to get into management or rental, lease properties. But also looking back going to a statement that Mr. Fairfield made, as Metro expands its light rail lines and transit development poses great opportunities we could be moving into an area where we look at retail live work space and affordable housing and I would like if the board would consider what the opportunities would be for us to offer an RFP for specifically this type of mixed use development.

Ms. Morales: Is LARA bound by any way to just do single?

Mr. Erwin: I don't think so as long as it is affordable housing.

Mr. Ratcliff: That was what council member Jolanda was saying about some of the things that she has seen kind of get a broader look at that. She has seen some other things out in her conferences and kind of wrap that all together and take a look and see what is new and what is different.

Mr. Fairfield: Could you comment on or with respect to activities on tax delinquent properties. Ok so it is not just other activities.

Mr. Adams: Any other comments on agenda Item VIII?

X. Adjournment

Committee meeting adjourned at approximately 1:54 p.m.